



25th ID(L) & USARHAW



RESIDENTIAL COMMUNITIES INITIATIVE



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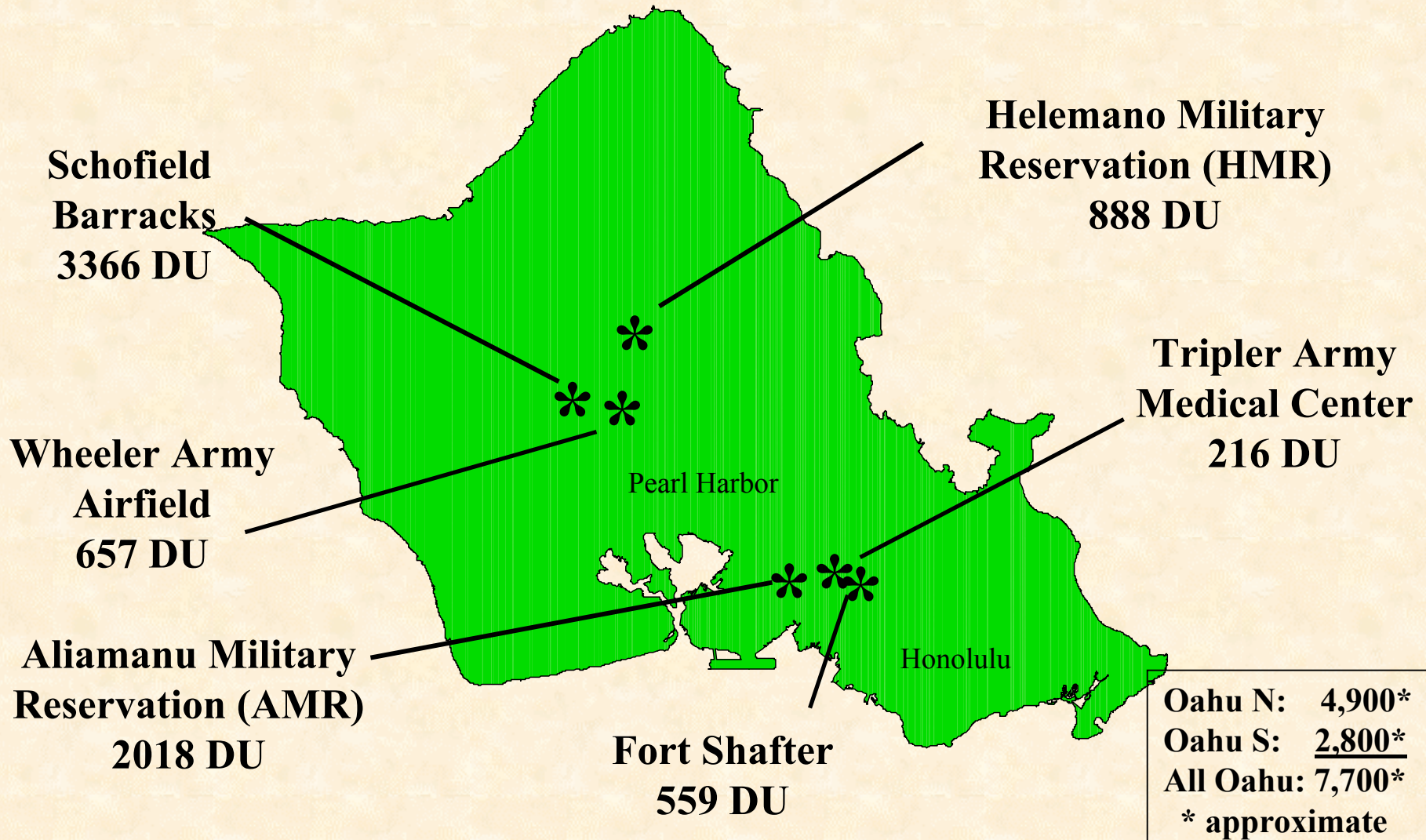
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US Army Hawaii Family Housing Assets





Residential Communities Initiative



- **Current Situation:** US Army-Hawaii has about 7,700 homes, two-thirds require major renovation or replacement. Current rate of replacement exceeds 40 years to upgrade homes to current standard. Major well-being and retention issue.
- **Objective:** Leverage ~\$100M/yr cash flow into 50 yr, \$5 Bil 'deal' by privatizing US Army Hawaii Family Housing in Partnership with a World Class Developer who provides expertise, creativity, & capital.
- **Methodology:**
 - Army selects best qualified Partner by Request for Qualification
 - Partner develops Community Development & Management Plan (CDMP) w/ Army
 - Army leases land to partnership, and conveys housing & other improvements
 - Partnership owns, operates and improves Army Family Housing for 50 years
- **Standards:**
 - No mandatory assignments
 - No out-of-pocket expense for soldiers
 - Eliminate inadequate housing w/in 5 – 10 yrs
 - Improve neighborhoods & communities
 - Incentive-based fees & reasonable profits
 - Include all stakeholders in process

Ft Carson RCI: 840 New Homes by 2004





How does RCI work?



- Army selects best qualified Partner w/ RFQ
- Partner prepares Community Development & Management Plan w/ Army
- Army transfers improvements (houses) and leases land to partnership
- Partner improves housing in about 5 yrs & operates for 50 yrs
- Financial return based on performance, Army is Limited Liability Partner
- Paradigm Shift:

From

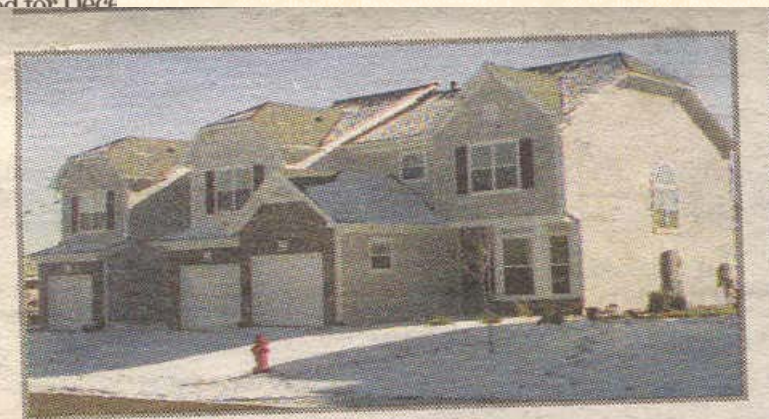
- Contractor
- Low Bid
- Dwelling Unit
- Occupant
- Housing Projects
- Annual funding

To

- Partner
- Most Qualified
- Home
- Resident
- Community Development Plan
- Life-cycle investment



Fort Carson RCI



THIS BEATS THEM ALL
PRIVATIZED HOUSING
GETS RAVE REVIEWS 22



Fort Carson RCI



Aerial View of New Community





Fort Hood RCI



Four 2-bedroom stacked Apartments converted to two four-bedroom Townhouses





Fort Lewis RCI



Fort Lewis Town Center

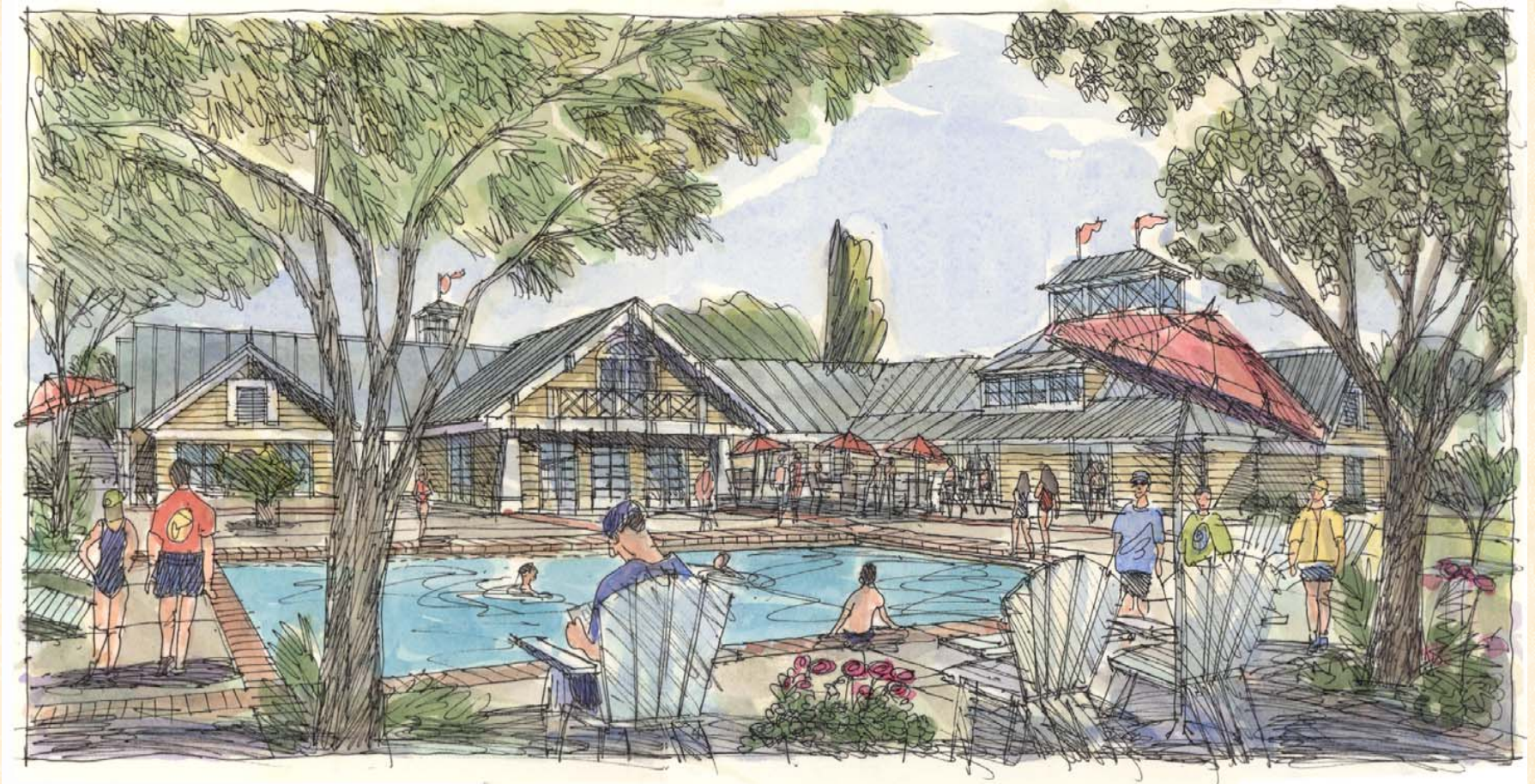




Fort Meade RCI



Neighborhood Center Poolside





Lessons Learned from Pilots



- Involve all stakeholders early & often
 - Ask Residents for their vision for their homes & community
 - Learn Residents' concerns & desired amenities
 - Involve Local communities, learn their interests & concerns



Stakeholders



Army Organizations:

- Service Members
- Spouses
- Community Mayors
- Commanders/CSM
- USARPAC
- Teenagers
- Youth Services
- Military Retirees
- MWR
- AAFES
- DECA
- Police/Emergency
- DPW Shops
- DOL – Transportation
- Chaplain
- Residential Action Officers
- Well-Being Coordinators
- Recruiters/ROTC
- Other Tenants

Government Organizations:

- Congressional Delegations
- Other Military Services
- State Agencies (SHPO, DOE, etc.)
- City & County Agencies
- Civil Defense
- Post Office
- Fire Department

Other Organizations:

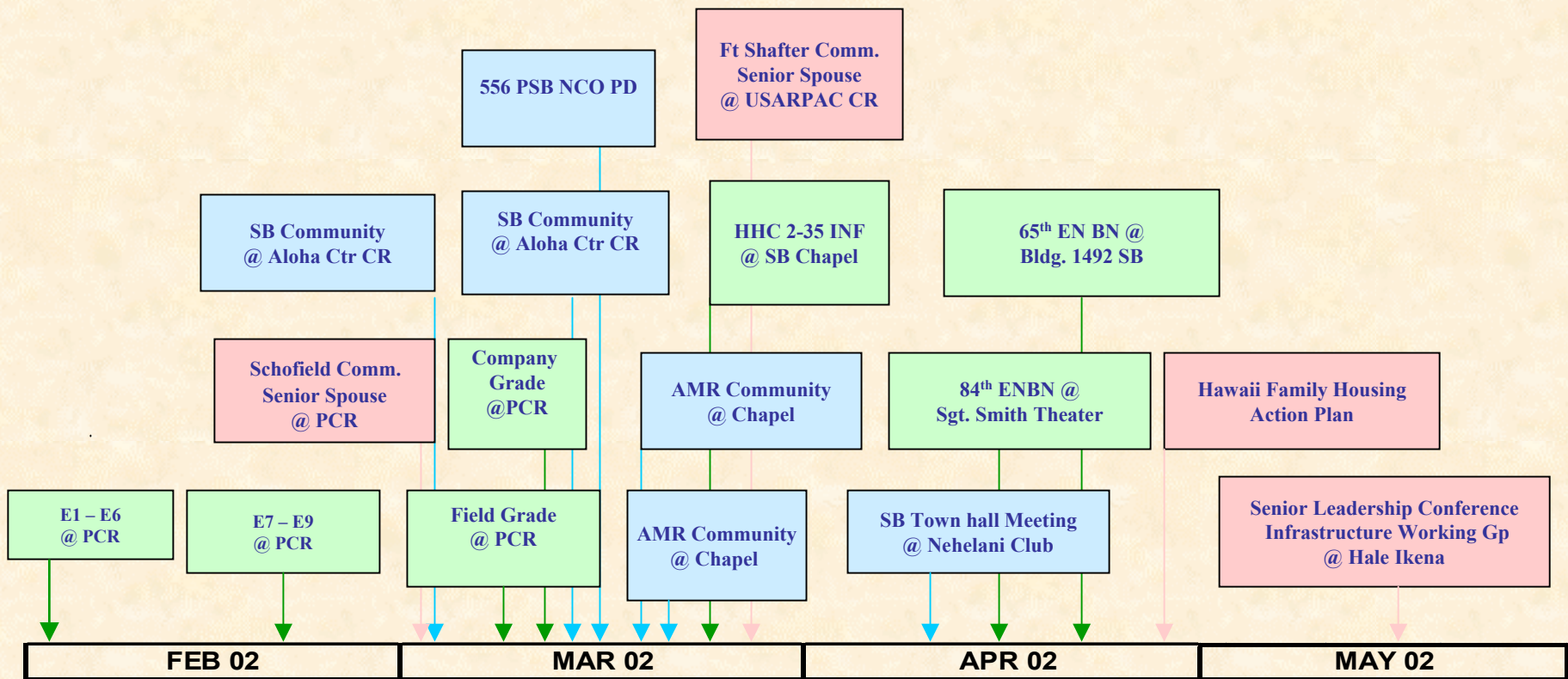
- Business Industry Association
- Institute Real Estate Managers
- Outdoor Circle
- Utilities Providers
- Chamber of Commerce
- Neighborhood Boards



Internal Stakeholders



Validation Meetings



Updated: 5-14-02



VISION - Quality homes and communities for Army families that are attractive, affordable and secure, and that provide a balance between personal privacy & community interaction.



Values & Themes

- Commander in Control
- Army Community Standards
- Privacy
- Effective Maintenance
- Affordable
- Competitive w/ Off-Post Housing
- Durable Quality Construction
- Comfortable homes
- Fire Protection & Prevention

Quality Homes

- Larger Homes
- Washer & Dryer provided
- Quality plumbing & lighting
- Central Air Conditioning
- Improved Kitchens
- Storage
- Pest control
- Good Ventilation
- Hurricane Protection
- Quality exterior
- Fencing
- Soundproofing
- Equitable housing size
- Energy efficient climate control
- Garage
- No stacked Apartments
- All appliances
- 2 or more Bathrooms

Neighborhood Design

- Safe & Secure
 - Good Lighting
 - Slow Traffic
- Orderly & Neat
 - Orderly Parking
 - Exterior Maintenance
 - Sidewalks
 - Bike & Walking Paths
- Quiet, Tranquil, Relaxing

Community Facilities

- Community Centers
- Quality Playgrounds & Parks
- Stores, Market, Shoppette
- Quality Schools, walking distance
- Library
- Fitness Center



Community Coordination



Purpose: Inform community stakeholders about the RCI program

Outcome: Understanding of Army's RCI process in Hawaii

Parties: Coordinate w/ following stakeholders, checked offices briefed

State Government

- ✓ Governor's Office
- ✓ Master Planning
- ✓ Education
- ✓ Business, Economic Development & Tourism
- ✓ Land & Natural Resources
- ✓ Office of Hawaiian Affairs
- Transportation
- Health
- ✓ Historic Preservation
- ✓ State Housing

C&C of Honolulu

- ✓ Mayor's Office
- ✓ Planning & Permitting
- ✓ Board of Water Supply
- ✓ Transportation Services
- ✓ Civil Defense
- ✓ City Bus
- ✓ Parks & Recreation
- ✓ Facility Management

Other Organizations

- ✓ Chamber of Commerce
- Military Advisory Council
- ✓ Honolulu Enterprise
- ✓ Inst of Real Estate Managers
- Board of Realtors
- Utility Providers
- ✓ Outdoor Circle
- ✓ Building Industry Assoc.
- Union Representatives
- ✓ Neighborhood Boards
- ✓ Rotary Clubs
- ✓ Press
- ✓ Sister Services
- ✓ Hawaii Development Council



Our Military Protects the American Dream

RCI Allows the Military Family to Live that Dream



HQDA's Web Site - <http://rci.army.mil>

US Army Hawaii's Web Site - <http://25idl.army.mil>

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